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2019 451 Type 03 001 Pages 2
Date 3/01/2019 Time 3:38:08PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$106.40
Rev Stamp# 61 DOV# 63

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

JOS Properties, LLC, 17080 185th Street, Manchester, IA 52057

Return Document To: (name and complete address)

wp ☒ JOS Properties, LLC, 17080 185th Street, Manchester, IA 52057

Grantors:

Gary Dean Gibbs and
Deborah Ann Gibbs

Grantees:

JOS Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of \$67,000.00 Dollar(s) and other valuable consideration, Gary Dean Gibbs and Deborah Ann Gibbs, husband and wife do hereby Convey to JOS Properties, LLC, an Iowa Limited Liability Company the following described real estate in Delaware County, Iowa:

The South one-half (S½) of the East one-fourth (E¼) of Lot Seven (7),
Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I
L.D., Page 245.

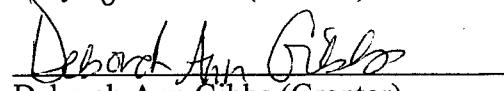
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 1, 2019.



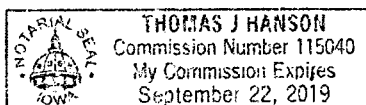
Gary Dean Gibbs (Grantor)

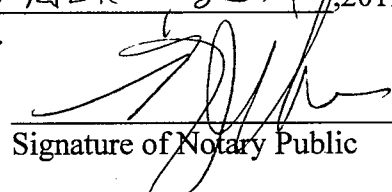


Deborah Ann Gibbs (Grantor)

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on March 1, 2019, 2019 by Gary Dean Gibbs and Deborah Ann Gibbs, husband and wife.





Signature of Notary Public